

PA

SECTION 4.4.3.8 PLANNING AREA DISTRICT



TABLE 4.18 PLANNING AREA DISTRICT ALLOCATION

PREFERRED SCENARIO AREA	PLANNING AREA DESCRIPTION	DISTRICT	% ALLOCATION (BUILDABLE LAND)
Employment Center	Employment Planning Area. The intention of the employment planning area is to accommodate large employers or a corporate campus that can incorporate some residential or mixed use.	CD-4 CD-5 CM LI	0 - 10% 10 - 40% 60 - 90% 0 - 30%
High Intensity Zone	High Intensity Planning Area. The intention of the high intensity planning area is to accommodate high intensity and high density infill development within a compact mixed use area.	CD-1, 2, 2.5, or 3 CD-4 CD-5	0 - 10% 10 - 30% 60 - 90%
Medium Intensity Zone	Medium Intensity Planning Area. The intention of the medium intensity planning area is to accommodate new master planned communities with diverse housing types developed around a 5 minute walk to all services.	CD-1, 2, 2.5, or 3 CD-4 CD-5	10 - 30% 30 - 60% 10 - 30%
Low Intensity Area	Conservation Planning Area. The intention of the conservation planning area is to preserve large areas of environmentally sensitive or prime agricultural lands while providing for clustered residential development in appropriate areas.	CD-1 or 2 CD-2.5 or 3 CD-4 CD-5	50% min. 20 - 40% 10 - 30% 0 - 5%

A. Establishment of a Planning Area District. A Planning Area is a zoning district approved in accordance with Section 2.5.1.1 that allows the assignment of specific character and/or employment districts within the planning area in accordance with this Section 4.4.3.88.

1. **Development Standards.** Development within a planning area district is subject to the development standards in effect at the time of regulating plan approval in accordance with Section 2.5.7.1.
2. **Comprehensive Plan.** A Planning Area District is not permitted within an Existing Neighborhood Area on the Preferred Scenario Map of the Comprehensive Plan.
3. **Development Plan.** Approval of a Planning Area District requires the submission of a development plan including the following:
 - a. **Buildable Land.** Identification of buildable unconstrained land including any land area classified as a 1, 2, 3, or 4 on the City's Land Use Suitability Map.
 - b. **Pedestrian Sheds.** Planning area districts shall be composed of one or more pedestrian sheds including:
 1. **Standard Pedestrian Shed.** A standard pedestrian shed may be no more than 160 acres and is based on a one-quarter mile radius around a node.

FIGURE 4.31 STANDARD PEDESTRIAN SHED



2. Linear Pedestrian Shed. A linear pedestrian shed may be a maximum of 200 acres and is based on a one-quarter mile radius around a series of block lengths.

FIGURE 4.32 LINEAR PEDESTRIAN SHED



- c. **Public Facilities.** Identification of emergency services and school facilities to serve the proposed development including any additional facilities proposed to serve the development.
- d. **Utilities Plan.** Identification of how the site will be served with water and wastewater facilities including any needed off-site improvements.
- e. **Transportation Plan.** Identification of the major transportation network proposed to serve the development including any off-site improvements.
- f. **Neighborhood Transitions.** Neighborhood Transitions under Section 4.3.6.1 shall be applied to the development plan when a planning area boundary is adjacent to an Existing Neighborhood Area on the Comprehensive Plan.
- g. **Overlay Districts.** Corridor and environmental overlay districts shall be identified on the development plan where applicable.

Section 4.4.3.9 Regulating Plan

A. Regulating Plan Required. After City Council approval of a planning area district and prior to commencement of any development, the owner shall submit and must obtain approval of a regulating plan under Section 2.5.7.1

B. Contents of Regulating Plan. Each Regulating Plan or any amendment thereof, shall reflect the following, all in conformance with the applicable standards and requirements set forth in this Section 4.4.3.88:

1. Transportation plan, including:
 - a. New street designations;
 - b. Existing street designations;
 - c. Bicycle, greenway, or pedestrian passages;
 - d. Transit stops; and
 - e. Block perimeters.
2. Pedestrian sheds;
3. Parkland or civic buildings and the maintenance responsibility;
4. District allocations to regulate use and development of the planning area;
5. Vicinity map;
6. Major utilities plan;
7. Watershed protection plan phase I;
8. Phasing plan, if more than one phase is contemplated.

C. Additional Development Standards

1. **Parkland Requirements.** Planning area districts shall:
 - a. Include parkland constructed to the general neighborhood park standards in Section 3.10.2.1 within 800 ft. of the center of the pedestrian shed.
 - b. Include parkland designed as a playground under Section 3.10.2.1 within 1000 ft. of any residential lot.

2. Affordable Housing. Planning area districts shall:

- a. Make a minimum of 10% of the units conform to the requirements for affordable housing under Section 4.3.1.1. These units are eligible to any incentives associated with the provision of affordable housing in this development code.

D. Regulating Plan Amendments. Any amendment to an approved regulating plan shall follow the same procedures required for initial approval with the following exceptions:

1. District allocations may not be amended for any area where a plat has been recorded.
2. Proposed changes to district allocations following recordation of a plat shall follow the zoning change procedures in Section 2.5.1.1.